

**AMENDMENT NO. One <<Amendment No. 1>>**

This Amendment No. One (1) (Amendment) is by and between the Texas Workforce Commission (TWC) and CBRE, Inc., concerning certain real estate broker services ("Services") TWC is procuring through CBRE's current contract under the Texas Comptroller's Texas Multiple Award Schedule program, Contract No. TXMAS-21-95802, for the purpose of amending the "Agreement Between The Texas Workforce Commission and CBRE, Inc.," signed on September 1, 2022 (Agreement).

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**ARTICLE I. TERMS OF AGREEMENT AMENDED**

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As permitted by Agreement Section 1 (a), by mutual agreement of the parties, this Amendment modifies Exhibit B "Approach to Project", Schedule A "Schedule/Deliverables", Schedule B "Agency Room Schedule", and Schedule C "Agency Specifications" to add a fourth site location to the CBRE Scope of Services. The modifications are as follows:

- 1.01. Exhibit B, Approach to Project is amended to add the Target Location for the additional fourth location:
  4. Dallas, Texas 75228, 75150, 75126, 75181, 75142, 75159, 75160, 75180 or adjacent thereto
- 1.02. Exhibit B, Approach to Project is amended to add Square Footage/Acres specifications for the additional fourth location:
  4. 5,400 usable square feet in Dallas
- 1.03. Exhibit B, Approach to Project is amended to add an Understanding of Project for the additional fourth location:
  4. Dallas location: TWC requires approximately 5,424 square feet of leased office space suitable for up to 20 employees. The leased space will be for a Vocational Rehabilitation (VR) office in Southeast Dallas, Texas to service VR customers in zip codes 75228, 75150, 75126, 75181, 75142, 75159, 75160, 75180 or adjacent thereto. The leased space is preferred to be near public transportation for VR customers, drop off is preferred to be within 450 ft. of accessible entrance.
- 1.04. Schedule A, Schedule/Deliverables is amended to add Schedule A-1, Schedule/Deliverables for Dallas Location as provided in Exhibit 1 of this Amendment.
- 1.05. Schedule B, Agency Room Schedule is amended to add Agency Room Schedule for Dallas location as provided in Exhibit 2 of this Amendment.
- 1.06. Schedule C, Agency Specifications, Section 2 is amended to read as follows:

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Contract Number

2. The area must contain approximately 5,555 square feet (sq. ft.) of usable office space for San Antonio, 2,900 sq. ft. of usable space for Lewisville, 2,800 sq. ft. of usable space for Houston, and 5,424 sq. ft. of usable space for Dallas. Space must be partitioned by Lessor to conform generally to the room dimensions according to Schedule B, Room Schedule with approximate square feet of each room and allow for adequate circulation.

1.07. Schedule C, Agency Specifications, Section 6 is amended to add subsection (f) Parking Requirements:

f) Dallas Location: Lessor shall provide off-street parking for 27 vehicles 5 of which must meet accessibility requirements under the provisions of Architectural Barriers Act of 1968, 42 U.S.C. §§ 4151 *et seq.*, the Americans with Disabilities Act (ADA), 42 U.S.C. §12101 *et seq.*, and Texas Government Code, Chapter 469. Parking must be under direct control of Lessor, and space(s) must be striped. Accessible parking spaces must be located as close as possible to the designated accessible entrance of the building and building access shall not require crossing parking lot traffic.

## ARTICLE II. INCORPORATION OF AMENDMENT(S)

2.01. Except as expressly amended herein, all other terms of the Agreement remain unchanged, are in full force and effect, and are ratified and affirmed by the Parties. In the event of conflicts between the Agreement and this Amendment and Exhibits, the language in this Amendment and Exhibits control.

2.02. This Amendment and Exhibits, together with the Agreement, represents the entire Agreement and supersedes any and all prior or contemporaneous oral or written statements, agreements or negotiations.

## ARTICLE III. SIGNATURES

The undersigned signatories represent and warrant that they have full authority to sign this Amendment on behalf of the respective Parties named below.

Texas Workforce Commission

*Cheryl Fuller*

Signature

Cheryl Fuller

Print Name

Director, Vocational Rehabilitation Services

Title

1/17/2023

Date

CBRE, Inc.

*Gardner Peavy*

Signature

Gardner Peavy

Print Name

Sr. Managing Director

Title

1/16/2023

Date

## **SCHEDULE A - 1**

SCHEDULE/DELIVERABLES FOR DALLAS LOCATION: The scope of this transaction will include the following deliverables. The responsible party and schedule are included:

### **PROPOSAL DEVELOPMENT, SOLICITATIONS AND AWARD**

- Issue TXMAS order – TWC – January 2023
- Market Survey and possible locations identified – CBRE – January 2023
- Possible locations evaluated and ranked; top candidates identified – TWC/CBRE – February 2023
- Develop detailed proposal from top candidates – CBRE – March 2023
- Select top candidate and an alternate – TWC – March 2023
- Negotiate final and best offer from top candidate and alternate – CBRE – April 2023
- Based upon proposals, location that represents best value to the estate is selected – TWC – April 2023
- Notice of Award approved and issued – TWC – April 2023

### **FLOOR PLAN DEVELOPMENT, BUILD OUT, AND MOVE IN**

- Owner's architect/engineer develop and complete construction documents – CBRE/Owner – May 2023
  - Completed construction documents approve – TWC – June 2023
  - Construction completed – CBRE/Owner – August 2023
  - Certificate of Occupancy issued – CBRE/Owner – September 2023
  - Move in – TWC – September 2023
  - Lease Commencement – October 2023
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## Schedule B

### Agency Room Schedule for Dallas location

<b>Office Space Description</b>	<b>Qty</b>	<b>Approximate Dimensions (Minimum)</b>	<b>Square Feet Total</b>	<b>Comments</b>	<b>Flooring</b>
Private Offices	10	10 x 12	1200		Carpet
Manager / Supervisor Offices	1	10 x 14	140		Carpet
Touchdown/Consultation Room	1	15 x 20	300		Carpet
RA Cubicles	6	8 x 9	432		Carpet
VR Consumer Resource	1	8 x 9	72		Carpet
Waiting Area	1	10 x 20	200		VCT
Receptionist	1	8 x 10	80		VCT
Conference Room	1	25 x 30	750		Carpet
Multi- Purpose Room	1	15 x 15	225		VCT
File Storage	1	15 x 20	300		VCT
Customer Equipment	1	10 x 12	120		VCT
Telephone/LAN Room	1	10 x 12	120		VCT
Break Room	1	20 x 20	400		VCT
Subtotal			4339		
Circulation 25%			1085		
<b>Total Office Sq. Ft.</b>			<b>5424</b>		